148.0	0006	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	983,400 / 983,400
					USE VALUE:	983,400 / 983,400
					ASSESSED:	983,400 / 983,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
33		ROBBINS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RAILEY CHRISTOPHER J
Owner 2:	WILLARD MARA
Owner 3:	
Street 1:	33 ROBBINS RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	COHEN STUART J--ETAL -
Owner 2:	MARCHBEIN DEANE -
Street 1:	33 ROBBINS RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 9,495 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1920, having primarily Wood Shingle Exterior and 3764 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9495.000	484,100	5,900	493,400	983,400
Total Card	0.218	484,100	5,900	493,400	983,400
Total Parcel	0.218	484,100	5,900	493,400	983,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 261.26 | /Parcel: 261.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 97674
GIS Ref:
GIS Ref:
Insp Date: 02/24/18

PREVIOUS ASSESSMENT

Parcel ID: 148.0-0006-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	484,000	5900	9,495.	493,400	983,300	983,300	Year End Roll	12/18/2019
2019	101	FV	375,700	5900	9,495.	493,400	875,000	875,000	Year End Roll	1/3/2019
2018	101	FV	375,700	5900	9,495.	437,000	818,600	818,600	Year End Roll	12/20/2017
2017	101	FV	375,700	5900	9,495.	366,500	748,100	748,100	Year End Roll	1/3/2017
2016	101	FV	375,700	5900	9,495.	366,500	748,100	748,100	Year End	1/4/2016
2015	101	FV	354,600	5900	9,495.	317,200	677,700	677,700	Year End Roll	12/11/2014
2014	101	FV	354,600	5900	9,495.	306,600	667,100	667,100	Year End Roll	12/16/2013
2013	101	FV	354,600	5900	9,495.	291,800	652,300	652,300		12/13/2012

!11597!

PRINT

Date	Time
12/11/20	01:44:39

LAST REV

Date	Time
07/20/20	13:42:48
jorourke	
11597	

USER DEFINED

Prior Id # 1:	97674
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COHEN STUART J-	74524-329	1	4/23/2020		1,200,000	No	No		
	13729-215		7/2/1979		79,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/9/2016	248	Porch	5,000					repair porch
5/9/2013	660	Manual	8,500	C				
8/6/2012	972	Manual	1,200	C				
3/26/2004	203	Re-Roof	9,000					
9/18/2003	797	Manual	24,000					Int repairs/fire d

ACTIVITY INFORMATION

Date	Result	By	Name
7/20/2020	SQ Returned	JO	Jenny O
2/24/2018	MEAS&NOTICE	HS	Hanne S
4/29/2014	External Ins	PC	PHIL C
6/5/2013	Info Fm Prmt	EMK	Ellen K
12/19/2008	Measured	372	PATRIOT
10/28/2008	Meas/Inspect	345	PATRIOT
10/28/2008	Meas/Inspect	345	PATRIOT
2/17/2005	Permit Visit	BR	B Rossignol
12/7/1999	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9495		Sq. Ft.	Site		0	70.	0.74	8									493,396						493,400	

Total AC/HA: 0.21798 | Total SF/SM: 9495 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 493,396 | Spl Credit | Total: 493,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.95470107
Const Adj.:	1.00989902
Adj $ / SQ:	125.340
Other Features:	104300
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	657726
Depreciation:	173640
Depreciated Total:	484087

COMMENTS

FRPL ON 2ND FLOOR NOT WORKING.
OF=TOILET IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	9	BRs:	4	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

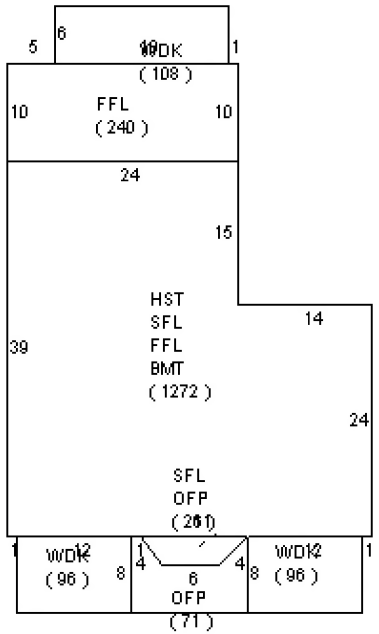
No Unit	RMS	BRS	FL
1	9	4	M
Totals			
1	9	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	137.87
Special Features:	0	Val/Su Net:	94.64
Final Total:	484100	Val/Su SzAd	140.48

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,512	125.340	189,514
SFL	Second Floor	1,298	125.340	162,691
BMT	Basement	1,272	43.710	55,602
HST	Half Story	636	125.340	79,716
WDK	Deck	300	9.430	2,828
OFP	Open Porch	97	33.840	3,283

Net Sketched Area:	5,115			Total:	493,634
Size Ad	3446	Gross Are	5751	FinArea	3764

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 148.0-0006-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1920	21.25	T	40	101			5,100			5,100
19	Patio	D	Y	1	250	A	AV	2000	3.75	T	15.2	101			800			800

More:	N	Total Yard Items:	5,900	Total Special Featues:	Total: 5,900